

**35B Pedder Drive, Burrill Lake, NSW, 2539**



**House For Sale**

Thursday, 14 November 2024

35B Pedder Drive, Burrill Lake, NSW, 2539

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

## Modern Coastal Living at Its Finest

Upcoming auction on the 14th December at 12pm unless sold prior.

Nestled in the heart of beautiful Burrill Lake, this brand new, low maintenance duplex combines spacious living with ease of upkeep. Designed to provide both style and functionality, this four-bedroom residence is ideal for those seeking a modern, coastal lifestyle without the commitment of a large block. The home includes a spacious main bedroom with an ensuite, a well-sized main bathroom, and an expansive, light-filled kitchen that opens seamlessly into the living and dining areas. Outside, a private, fully fenced yard offers a tranquil retreat for relaxation or family enjoyment.

Features at a glance:

- Elegant stone benchtops in a generously sized kitchen
- Quality stainless steel appliances
- Zoned ducted air conditioning for year-round comfort
- Energy-efficient LED downlights throughout
- Fully fenced, turfed, and landscaped yard
- Contemporary neutral color palette for a modern aesthetic

This home delivers exceptional value within one of the South Coast's most sought-after coastal communities. Burrill Lake offers an enviable lifestyle, with pristine lake waters and endless stretches of sandy beaches ideal for swimming, surfing, snorkeling, fishing, paddle boarding, and more.

If you're ready to embrace a relaxed, beachside lifestyle away from the city's hustle and bustle, your dream coastal address awaits. Contact Ryan Murphy 0436 351 362.